

# PALM BAY STORNOW

## SECTION 32, TOWNSHIP 28 SOUTH, RANGE 36 EAST

### PALM BAY, BREVARD COUNTY, FLORIDA

#### PRELIMINARY PLAT

#### LEGAL DESCRIPTION:

THAT CERTAIN PARCEL OF LAND KNOWN AS PARCEL B, AS DESCRIBED IN OFFICIAL RECORDS BOOK 5843, PAGE 1195, AS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 28 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA AND RUN S89°44'45"W, ALONG THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 269.04 FEET; THENCE N0°41'13"E A DISTANCE OF 33.00 FEET; THENCE S89°44'45"W, A DISTANCE OF 125.14 FEET; THENCE N0°40'13"E, A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE S89°44'45"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF MALABAR ROAD, A DISTANCE OF 62.58 FEET; THENCE S0°40'13"W, A DISTANCE OF 17.00 FEET; THENCE S89°44'45"W, AND CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 343.32 FEET; THENCE N0°44'27"E, PARALLEL TO AND 75 FEET EAST OF (AS MEASURED PERPENDICULARLY) THE EAST RIGHT-OF-WAY LINE OF WATER CONTROL DISTRICT OF SOUTH BREVARD CANAL, NUMBER 6, A DISTANCE OF 449.91 FEET; THENCE N89°44'45"E, PARALLEL TO THE NORTH RIGHT-OF-WAY LINE OF SAID MALABAR ROAD, A DISTANCE OF 967.35 FEET; THENCE S0°40'13"W, A DISTANCE OF 432.90 FEET TO THE POINT OF BEGINNING, CONTAINING 9.75 ACRES, MORE OR LESS.

#### SITE DATA

PARCEL ID: 23-36-32-00-750

#### ZONING

COMMUNITY COMMERCIAL DISTRICT (CC)

#### FUTURE LAND USE

COMMERCIAL (COM)

#### FLOOD ZONE

SITE IS LOCATED IN FLOOD ZONE AE

#### SETBACKS

	REQUIRED	PROVIDED
FRONT	30'	±352'
EAST SIDE	10'	±510'
WEST SIDE	10'	±155'
REAR	25'	±73'

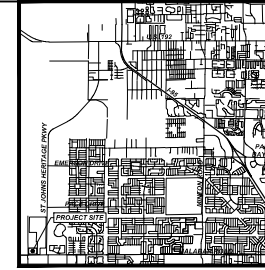
#### LOT AND STRUCTURE REQUIREMENTS

MINIMUM LOT AREA:	12,500 SQUARE FEET
MINIMUM LOT WIDTH:	100 FEET
MINIMUM LOT DEPTH:	125 FEET
MAXIMUM BUILDING COVERAGE:	35%
MINIMUM FLOOR AREA:	300 SQUARE FEET
MAXIMUM HEIGHT:	70 FEET

#### PLAT NOTES

- BEARING REFERENCE: ASSUMED BEARING OF S89°44'45"W ON THE NORTH RIGHT-OF-WAY LINE OF MALABAR ROAD IN SECTION 32, TOWNSHIP 28 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA.
- SURVEY MONUMENTATION WITHIN THE SUBDIVISION SHALL BE SET IN ACCORDANCE WITH FLORIDA STATUTES CHAPTER 177.09(16).
- ALL LOT DRAINAGE IS PRIVATE AND IS TO BE MAINTAINED BY THE INDIVIDUAL LOT OWNER OR THE DECLARED MAINTENANCE ENTITY (I.E. PROPERTY OWNER ASSOCIATION).
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- TRACT A IS HEREBY DEDICATED TO THE CITY OF PALM BAY FOR ADDITIONAL RIGHT-OF-WAY FOR MALABAR ROAD. THE CITY HAS THE ABILITY TO TRANSFER THEIR RIGHTS TO THIS ADDITIONAL RIGHT-OF-WAY TO BREVARD COUNTY AT A TIME OF THEIR CONVENIENCE.
- TRACT L51 IS HEREBY DEDICATED FOR THE INSTALLATION, CONSTRUCTION, OPERATION, AND MAINTENANCE OF A LIFT STATION MANAGEMENT SYSTEM FOR THE BENEFIT OF LOTS 1 & 2 AS SHOWN AND DEFINED HEREON AND SHALL BE OWNED, OPERATED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION.

TRACT TABLE			
TRACT ID	AREA (ACRES)	TRACT USE	OWNERSHIP AND MAINTENANCE ENTITY
TRACT A	0.58	RIGHT-OF-WAY	CITY OF PALM BAY
TRACT L51	0.14	LIFT STATION	PROPERTY OWNERS' ASSOCIATION



LOCATION MAP  
NTS

#### ABBREVIATIONS

ESMT	EASEMENT
ORC/ORB	OFFICIAL RECORDS BOOK
PG(S)	PAGE(S)
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R/W	RIGHT-OF-WAY

#### LEGEND

- PERMANENT REFERENCE MONUMENT (PRM): SET 4X4 INCH CONCRETE MONUMENT WITH DIK STAMPED PRM LB4065, UNLESS OTHERWISE NOTED

PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

SHEET 1 OF 1

SECTION 32, TOWNSHIP 28 SOUTH, RANGE 36 EAST

#### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that WILLARD PALMER TRUST, being the owner in fee simple of the lands described herein as **PALM BAY STORNOW** Herby dedicates said lands for the use and purpose therein described and further dedicates to the City of Palm Bay, Florida, an ingress and egress easement over and across the lands platted herein for law enforcement, emergency access and emergency maintenance. No other easements are dedicated or granted to the public.

By: \_\_\_\_\_  
PALM BAY STORNOW LLC

Attest: \_\_\_\_\_  
Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Attest: \_\_\_\_\_  
Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

PALM BAY STORNOW LLC  
1038 BELCHER ROAD SOUTH  
LARGO, FL 33771

STATE OF FLORIDA COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of \_\_\_\_\_ physical presence or \_\_\_\_\_ online notarization, this \_\_\_\_\_ by \_\_\_\_\_ of the above named limited liability company, on behalf of the above named limited liability company, who is \_\_\_\_\_ personally known to me or \_\_\_\_\_ has produced \_\_\_\_\_ identification.

In WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

NOTARY PUBLIC \_\_\_\_\_

Notary Public, State of Florida  
My Comm. Expires: \_\_\_\_\_  
Comm. No.: \_\_\_\_\_

#### CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed professional surveyor and mapper, do hereby certify that on 03/25/2024 he completed the boundary survey of the lands shown on the foregoing plat; and that said plat was prepared under his direction and supervision and that said plat complies with all of the survey requirements of Chapter 177, part 1, Florida Statutes, and that said lands are located in the City of Palm Bay, Brevard County, Florida.

Registration Number: 5611

LESLIE E. HOWARD  
L.E.H. Consultants, Inc.  
312 South Harbor City Boulevard, Suite #4  
Melbourne, FL 32901  
Certificate of Authorization Number: LB-0004905

#### CERTIFICATE OF REVIEWING SURVEYOR FOR THE CITY OF PALM BAY

I HEREBY CERTIFY, That I have reviewed the foregoing plat and find that it is in conformity with Chapter 177, part 1, Florida Statutes.

Joseph N. Haik, Professional Surveyor & Mapper, Florida License # L58396

#### CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on \_\_\_\_\_ the City Council of the City of Palm Bay, Florida approved the foregoing plat.

Mayor - J. Robert Medina

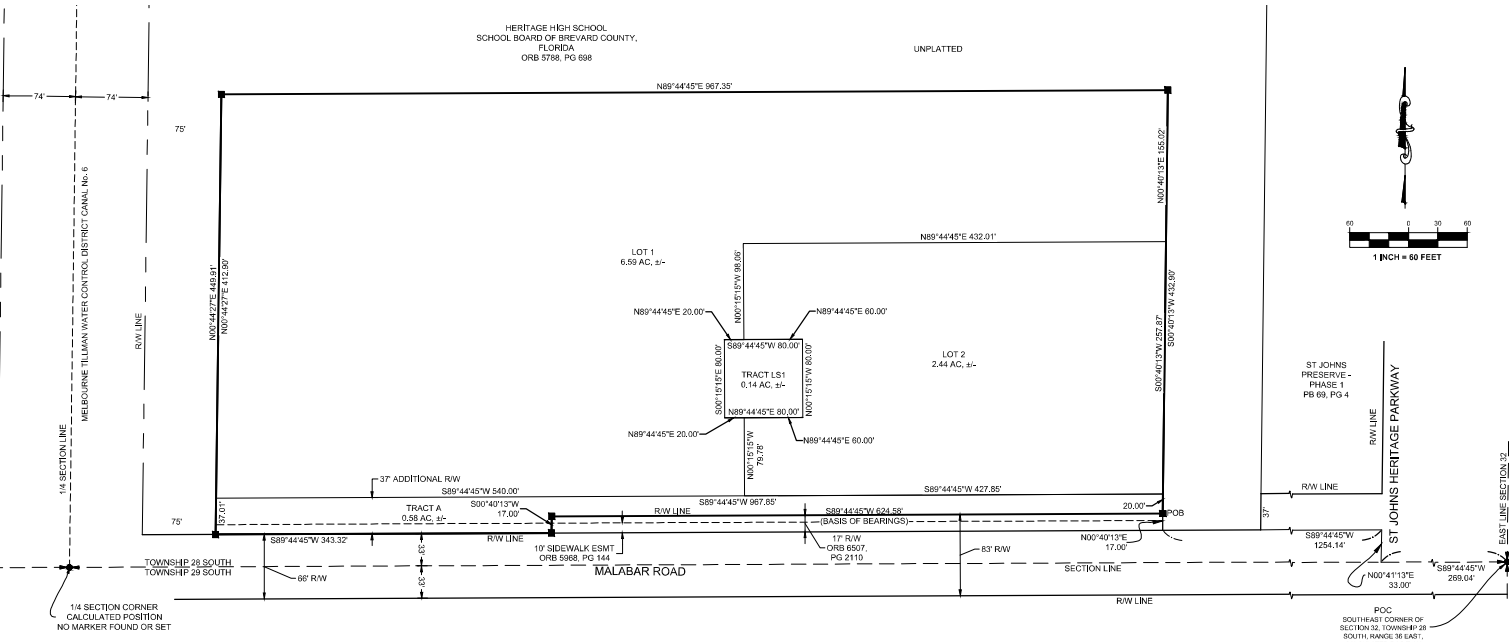
ATTEST:

City Clerk - Terese M. Jones

#### CERTIFICATE OF CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, part 1, Florida Statutes, and was filed for record on \_\_\_\_\_ at \_\_\_\_\_ File No. \_\_\_\_\_

ATTEST: \_\_\_\_\_  
Clerk of the Circuit Court in and for Brevard County, Fla.



NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



- THIS PLAT PREPARED BY -

B.S.E. CONSULTANTS, INC.  
CONSULTING ENGINEERING AND SURVEYING  
11111 W. US HIGHWAY 1, SUITE 100  
PALM BEACH, FLORIDA 33480  
PHONE: (561) 841-1111  
FAX: (561) 841-1112  
WWW.BSECONSULTANTS.COM  
CERTIFICATE OF AUTHORIZATION NUMBER: LB-0004905

DATE: 03/25/2024  
DESIGN/DRAWN: LEH/AH  
DRAWING# 11619\_300\_001  
PROJECT# 11619